| 135.0 | 0001 | 0021.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,134,700 | / | 1,134,700 |
| USE VALUE: | 1,134,700 | / | 1,134,700 |
| ASSESSED: | 1,134,700 | / | 1,134,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | BELLEVUE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PENNEY BRUCE & JANICE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 BELLEVUE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PENNEY BRUCE & JANICE - |
| Owner 2: | - |
| Street 1: | 18 BELLEVUE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,669 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 2652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7669.000 | 614,600 | | 520,100 | 1,134,700 |
| Total Card | 0.176 | 614,600 | | 520,100 | 1,134,700 |
| Total Parcel | 0.176 | 614,600 | | 520,100 | 1,134,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.87 | /Parcel: 427.8

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 86828

**GIS Ref**

**GIS Ref**

**Insp Date** 07/12/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0021.0

!10504!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 614,600 | 0 | 7,669. | 520,100 | 1,134,700 | 1,134,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 473,900 | 0 | 7,669. | 487,600 | 961,500 | 961,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 453,800 | 0 | 7,669. | 403,000 | 856,800 | 856,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 453,800 | 0 | 7,669. | 370,500 | 824,300 | 824,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 453,800 | 0 | 7,669. | 338,000 | 791,800 | 791,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 443,600 | 0 | 7,669. | 331,500 | 775,100 | 775,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 443,600 | 0 | 7,669. | 308,100 | 751,700 | 751,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 443,600 | 0 | 7,669. | 293,200 | 736,800 | 736,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 00:48:06 |

**LAST REV**

| Date | Time |
|---|---|
| 11/02/18 | 11:55:49 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10504

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PENNEY BRUCE & | 31603-575 | | 7/13/2000 | Family | 99 | No | No | | |
| MALATESTA GERAL | 26253-276 | | 4/25/1996 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 86828 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/12/2000 | 565 | New Buil | 200,000 | O | | | | 32X36 NEW HOUSE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/12/2018 | Inspected | CC | Chris C |
| 5/25/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/21/2009 | Measured | 372 | PATRIOT |
| 1/22/2001 | Inspected | PM | Peter M |
| 11/3/1999 | Vacant Lot | 256 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7669 | | Sq. Ft. | Site | | 0 | 80. | 0.85 | 9 | | | | | | | | | 520,056 | | | | | | 520,100 | |

Total AC/HA: 0.17606 | Total SF/SM: 7669 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 520,056 | Spl Credit | Total: 520,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 2000 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 1.7 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1.7 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.09416246 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 136.757 |
| Other Features: | 110730 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 625214 |
| Depreciation: | 10629 |
| Depreciated Total: | 614585 |

## COMMENTS

NEW HOUSE, FOUND 7/00.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

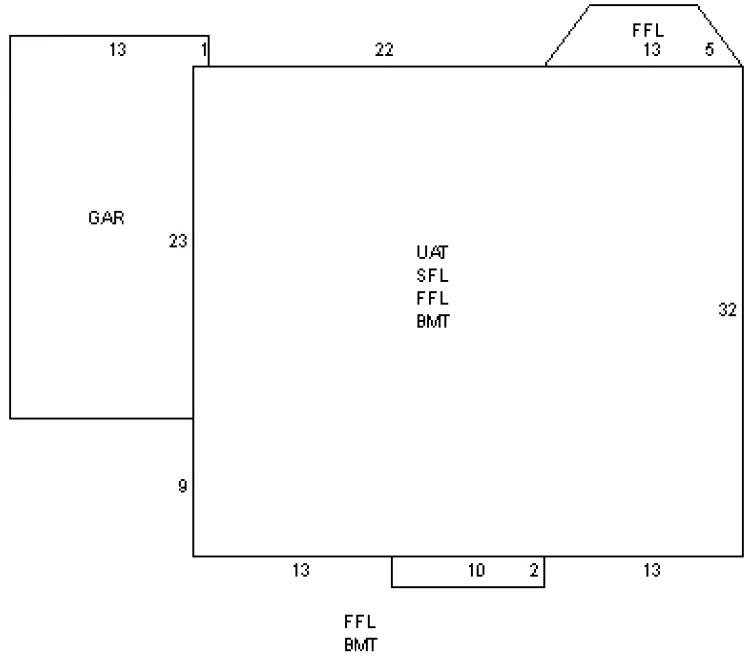
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 5 | |
| Totals | | | |
| 1 | 10 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 165.48 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 148.96 |
| Final Total: | 614600 | Val/Su SzAd | 259.98 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,212 | 136.760 | 165,749 |
| BMT | Basement | 1,172 | 41.030 | 48,084 |
| SFL | Second Floor | 1,152 | 136.760 | 157,544 |
| GAR | Garage | 302 | 23.280 | 7,029 |
| UAT | Upper Attic | 288 | 95.730 | 27,570 |

| Net Sketched Area: | 4,126 | Total: | 405,976 |
|---|---|---|---|
| Size Ad | 2364 | Gross Are | 4990 | FinArea | 2652 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

135.0-0001-0021.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|